



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, MARCH 2, 2006

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

BOARD MEMBERS

CHAIR, ROD MARTIN

VICE-CHAIR, YARMILA KENNETT

JAMES FRUIT

JERRY PYLE

VACANCY

SUBCOMMITTEE MEETING – 6:45 P.M.

REGULAR MEETING – 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 16, 2006

SUBCOMMITTEE:

1. Nina Lane – Chen (San Vicente Estates)
2. Railroad – Frederico Enterprises/Lusamerica

PLAN DETAIL REVIEW:

- 1) **SR 05-18: WEST MAIN-CITY OF MORGAN HILL:** A request for approval of project details which include signs, lighting, outdoor furniture and the final landscape plan for the new community library to be constructed on a portion of a 5.24 acre site located at the north east corner of the Dewitt Ave. and Alkire Ave. (APN 773-03-004)

Recommendation: Approve by minute action.

PUBLIC HEARING:

- 2) **SITE REVIEW AMENDMENT, SRA-04-09: RAILROAD-LUSAMERICA/FREDERICO ENTERPRISES:** A request to amend the approved site, architectural and landscape plans for a wholesale seafood distribution facility approved for an existing building located at the northeast corner of Railroad and Barrett Avenues. The applicant proposes to modify the parking lot and perimeter landscaping, relocate a previously approved 7,000-sf maintenance building, eliminate a previously approved 3,608 sf building addition, and enclose an approximate 1,000-sf mechanical/electrical area. The subject site is 7.4 acres in size and is zoned MG, General Industrial. (APN 817-58-001)

Recommendation: Open Public Hearing/Approve Resolution.

- 3) **SITE REVIEW, SR-05-06: JOLEEN-BALCUNAS:** A request for site, architectural and landscape plan approval for a 14,034 sq. ft. industrial building to be constructed on a one acre portion of a 4.65 acre site located on the west side of Joleen Wy. (APN 817-11-049)

Recommendation: Open Public Hearing/Approve Resolution.

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DISCUSSION:

- 4) **GARBAGE ENCLOSURE STANDARDS:** A request for Board review and input on proposed modifications to the City's trash enclosure requirements. Specifically new enclosure dimensions, wall height and gate design.
- 5) **COURTHOUSE DEMONSTRATION GARDEN DESIGN OPTIONS:** A request for Board input on the conceptual designs developed for the Courthouse Water Conservation Demonstration Garden.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.